

WARRANTY DEED

GRANTORS: H. GENE PHILLIPS and
JOE D. SMITH

GRANTEES: JOHN P. LYNCH, ET UX

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, H. GENE PHILLIPS and JOE D. SMITH do hereby sell convey and warrant unto JOHN P. LYNCH and wife, DEBORAH K. LYNCH as Tenants by the Entirety with full rights of survivorship and not as Tenants in Common, the land lying and being situated in DeSoto County, Mississippi described as follows to-wit:

Lot 44, Section "D", Germantown Manor Subdivision, situated in Section 16, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 41, Page 16, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities for DeSoto County, Mississippi.

Taxes are for the year 1993 are to be prorated and possession is to be upon delivery of this deed.

WITNESS OUR SIGNATURES, this 1st day of February, 1993.

STATE MS.-DESOTO CO. BC
FILED

FEB 8 11 55 AM '93

RECORDED 2-10-93
DEED BOOK 254
PAGE 125
W.E. DAVIS CH. CLK.

H. Gene Phillips
H. GENE PHILLIPS
Joe D. Smith
JOE D. SMITH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named H. Gene Phillips and Joe D. Smith who acknowledged that they signed, sealed and delivered the above and foregoing Warranty Deed as their free and voluntary act and deed and for the purposes therein expressed.

Gives under my hand and official seal of the office, this the 1st day of February, 1993.

MY COMMISSION EXPIRES: Aug 23, 1994

Barbara Ann Nelson
NOTARY PUBLIC

Grantor's Address:

H. Gene Phillips
9533 Shaw St
Oliver Branch, Ms. 38654

Phone No: 895-4121 (h)
895-4121 (b)

Grantor's Address:

Joe D. Smith
6297 Northwood Dr.
Oliver Branch, Ms. 38654

Phone No: 601-895-2843 (h)
601-895-2843 (b)

Grantee's Address:

John Lynch, et ux
8278 Ken Cove
Southaven, Ms. 38671

Phone #: 601-395-8750 (h)
601-395-6752 (b)